

Online Further Submission

Further Submitters Name	Joe Carr
Further Submitter Number	FS196
Wish to be heard	Yes
FS qualifier	a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)
FS qualifier reason	I am a land owner
Joint presentation	Yes
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Contact organisation	
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Online further submitter?	Yes
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FS196

FS196.001-.245

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
FS196.1	Lynley Newport	S120.001	General	General / Plan Content / Miscellaneous	Amend objectives and policies that start with the word "avoid" to see if the negative restrictive language can be replaced with more enabling language.	Support	Allow	I support the submitter's rationale
FS196.2	Top Energy Limited	S483.031	General	General / Plan Content / Miscellaneous	Insert new objectives as follows for 'Regionally Significant Infrastructure': Regionally Significant Infrastructure is identified and protected. The benefits of Regionally Significant Infrastructure are recognised and provided for. Avoid, remedy, mitigate or offset adverse effects arising from the development, operation,	Support	Allow	Top Energy's request is a FUNDAMENTAL NECESSITY

maintenance, and upgrading of Regionally Significant Infrastructure.

FS196.3	Horticulture New Zealand	S159.012	Definitions	HIGHLY PRODUCTIVE LAND	Amend the definition of 'Highly productive land' as follows: means land that is, or has the potential to be, highly productive for farming rural production activities. It includes versatile soils and Land Use Capability Class 4 land and other Land Use Capability classes Land Use Capability, or has the potential to be, highly productive having regard to: 1. Soil type; 2. Physical characteristics; 3. Climate conditions; and 4. Water availability.	Support in part	Allow in part	ANOTHER FACTOR THAT SHOULD BE CONSIDERED IS REVERSE SENSITIVITY FROM ESTABLISHED NEIGHBOURING ACTIVITIES SUCH AS RESIDENTIAL LAND USE AND COMMUNITY FACILITIES
FS196.4	Summit Forests New Zealand Limited	S148.003	Definitions	FARMING	Amend the definition of Farming to allow for plantation forestry activities that are ancillary to the primary purpose of agriculture, pastoral, horticulture, or apiculture activities	Support	Allow	provides for the sustainable use of land
FS196.5	Manulife Forest Management (NZ) Ltd	S160.004	Definitions	FARMING	Retain definition of Farming as defined, however throughout the plan where there is reference to farming in the objectives, policies or rules, replace farming with primary production or add plantation forestry into the farming definition.	Support	Allow	provides for the sustainable use of land
FS196.6	P S Yates Family Trust	S333.003	Definitions	HIGHLY PRODUCTIVE LAND	Amend the definition of Highly Productive Land as follows: means land that is, or has the potential to be, highlybproductive for farming activities land-based primary production . It includes versatile soils and Land Use Capability Class 4 1, 2 and 3 land and other Land Use Capability classes Land Use Capability , or has the potential to be, highly productive having regard to: a. Soil type; b. Physical characteristics;	Support in part	Allow in part	I support the submission provided that the land use on the elite soils takes into account existing land uses such as Residential, or existing community facilities

c. Climate conditions; and

d. Water availability.

FS196.7	Nicole Wooster	S259.007	Definitions	SIGNIFICANT NATURAL AREA	Amend SNA classification in submitter's location to not include areas of manuka and kanuka that do not contain any significant fauna. Different rules should apply to manuka and kanuka in this type of location due to this. If this is supported, the general vegetation clearance rules should also apply for a reasonable level of clearance allowed as a permitted activity for this type of situation.	Support	Allow	I consider that, by Council changing the Plan as this submitter requires, it will allow for the reasonable use of land. Noting that almost 1/2 of the area of the Far North District has indigenous vegetation cover that has proven impracticable to manage for pests, AND noting that this change would go some way towards respecting the rangatiratanga of Maori and their land.
FS196.8	Horticulture New Zealand	S159.003	Definitions	New Definition	Insert a definition of 'agricultural aviation movements' as follows: Agricultural aviation movements mean intermittent aircraft and helicopter movements for purposes ancillary to primary production activities, including topdressing, spraying, stock management, fertiliser application, and frost mitigation, and associated refuelling.	Support	Allow	provides for the sustainable use of land
FS196.9	Horticulture New Zealand	S159.007	Definitions	New Definition	Include a definition of 'reverse sensitivity' as follows: Reverse sensitivity means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained	Support	Allow	Regional consistency
FS196.10	KiwiRail Holdings Limited	S416.002	Definitions	New Definition	Insert a definition of 'maintenance and repair' as follows: Means To make good decayed or damaged fabric to keep a building	Support	Allow	A necessary provision. It would be chaotic without it.

or structure in a sound or weatherproof condition or to prevent deterioration of fabric; and regular and on-going protective care of a building or structure to prevent deterioration

FS196.11	KiwiRail Holdings Limited	S416.008	Definitions	New Definition	<p>Insert a definition of 'reverse sensitivity' as follows:</p> <p>means the potential for the development, upgrading, operation and maintenance of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by the existing activity.</p> <p>Or any such alternative relief to ensure that all elements likely to be affected are covered by this definition.</p>	Support in part	Allow in part	I think that the definition by KiwiRail should be added to the definition that I have supported above
FS196.12	Northland Federated Farmers of New Zealand	S421.003	Definitions	New Definition	<p>Insert a definition for 'Ancillary rural earthworks' as follows:</p> <p>ANCILLARY RURAL EARTHWORKS means</p> <ul style="list-style-type: none">• any earthworks or disturbance of soil associated with cultivation, land preparation (including the establishment of sediment and erosion control measures), for planting and growing operations of crops and pasture;• the harvesting of agricultural and horticultural crops (farming) and forests (forestry); and planting	Support	Allow in part	I support in so far as the submission does not conflict with my previous cross submission on quarrying.

- trees, removing trees and horticultural root ripping;
- the maintenance and construction of facilities typically associated with farming and forestry activities. This includes (but is not limited to): farm/forestry tracks, roads, vehicle manoeuvring areas and landings, stock marshalling yards, stock races, silage pits, offal pits, farm effluent ponds, feeding pads, digging post holes, fencing and sediment control measures, drilling bores, the installation and maintenance of services such as water pipes and troughs, off-stream farm water storage dams, hard stand areas for stock, fertiliser storage pads, airstrips and helipads; and
- farm quarries where quarry winnings are only used within the farm site.

FS196.13	Northland Federated Farmers of New Zealand	S421.012	Directions Overview	Directions Overview	Amend listed point 6 of the strategic directions as follows: 6. The management of urban growth integrating existing and future infrastructure, providing sufficient land, or opportunity to meet growth demands for housing and business while recognising the productive capabilities of the soils and location.	Support	Allow	this is a very necessary consideration where the activities on rural land are already constrained by adjoining existing residential land use/zoning
FS196.14	Manulife Forest Management (NZ) Ltd	S160.008	Economic and Social Wellbeing	SD-SP-03	Retain SD-SP-03 as currently written.	Support	Allow	the inclusion of this consideration is essential for the socio-economic wellbeing of the District
FS196.15	Top Energy Limited	S483.077	Renewable Electricity	REG-O1	Retain Objective REG-O1	Support	Allow	an absolutely essential provision for the sustainability of the planet earth

Generation								
FS196.16	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S521.010	Infrastructure	Rules	Amend PDP to require best practice water-sensitive, low-impact designs and measures for all stormwater and wastewater engineering, infrastructure and related development, to prevent problems associated with more extreme rainfall events in future, including provision to implement relevant parts of NPS-FM>	Support in part	Allow in part	i support this submission but want the word 'best' to be replaced with 'good'
FS196.17	Top Energy Limited	S483.084	Renewable Electricity Generation	REG-P4	Amend Policy REG-P4 as follows: Recognise and provide for the benefits of new community scale and new large-scale renewable electricity generation activities, which include: a. security of electricity supply; b. increased energy independence and improvements in resilience of supply resulting from local generation; c. economic benefits to the local, regional or national economy; d. helping to meet local, regional or central government renewable electricity and emission reduction targets; e. improved quality of life and standard of living; and f. public health, and g. adverse effects are managed in accordance with REE-P5 and P6	Support	Allow	provides for RMA sec 2 sustainability requirements
FS196.18	Director-General of Conservation (Department of Conservation)	S364.025	Renewable Electricity Generation	REG-P5	Amend the wording of Policy REG-P5 as follows: In the coastal environment, manage the effects of the development, operation, maintenance and upgrading of renewable electricity generation activities by:	Oppose	Disallow	THE SURVIVAL OF THE PLANET IS THE CALL HERE DoC

1. avoiding adverse effects on ~~the qualities and characteristics of~~ significant natural areas, outstanding natural features or landscapes, areas of outstanding natural character;
2. avoiding significant adverse effects on other natural features and landscapes, and areas of natural character;
3. recognising the technical, operational and functional needs and constraints of renewable electricity generation activities; and
4. having regard to offsetting and environmental compensation measures where there are more than minor residual adverse effects that cannot be avoided, remedied or mitigated.

FS196.19	Top Energy Limited	S483.104	Transport	Policies	Amend the transport provisions to provide for objectives, policies and rules that enable the operation, maintenance, repair and upgrading the appropriate provision of infrastructure within the transport network, in particular the roading corridor.	Support in part	Allow in part	A RELIABLE ROAD NETWORK THAT HAS SECURITY FROM OBSTRUCTION BY FLOODING SHOULD BE OF PARAMOUNT IMPORTANCE TO TOP ENERGY. After cyclone Gabrielle Top Energy could not service much of the network because they were either flooded out or in.
FS196.20	Nicole Wooster	S259.021	Transport	TRAN-R3	Amend plan to provide for situations where public roads are not maintained by Council and are treated as private accessways which are maintained by private landowners (inferred from submission). Amend to not require a higher standard of works or not allow the landowner to maintain or upgrade the road for safety reasons without requiring consent due to standards attached to this rule.	Support	Allow	the scenario outlined here applies to a far more extensive number of properties than you could imagine. possibly half of the rural roads in the District. the submitter makes a valid point and should be granted the relief sought.

FS196.21	Haigh Workman Limited	S215.025	Natural hazards	Notes	Insert reference to rules for earthworks and stormwater management elsewhere in the District and Regional Plans that control activities that may cause or exacerbate a natural hazard on another property	Support	Allow	This matter is currently a gaping hole in the District and Regional Plans
FS196.22	Elbury Holdings	S541.024	Natural hazards	NH-R2	Amend NH-R2 PER-1 to allow building extensions and alterations that increase GFA or footprint where the extension or alteration is designed so that it will not impede flood flows.	Support	Allow	the relief sought by the submitter is practicable and effects based, as it should be in such matters.
FS196.23	Top Energy Limited	S483.115	Natural hazards	NH-R3	<p>Insert a new permitted rule for new infrastructure in the 1 in 100 Year Flood hazard zone as follows (or to the same effect):</p> <p>NH-RX New network utilities</p> <p>1 in 100 Year River Flood hazard areas</p> <p>Activity status permitted</p> <p>Where :</p> <p>PER-1</p> <p>Any building or structure associated with the new network utility is one of the following:</p> <p>1.Underground; or</p> <p>2.Has a footprint that is less than 100m²:</p> <p>PER -2</p> <p>Any building or structure associated with the new network utility is not located within or does not alter or divert an overland flow path.</p> <p>Activity status where compliance with PER -1 and PER 2 is not achieved: Restricted Discretionary</p>	Support	Allow	Provides for the sensible use of land for buildings in flood hazard zone, however the land owner should absolve the Council of any liability in such an instance.

Matters of discretion are restricted to:

a. the effects of flood hazards on the integrity of the building or structure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004;

b. the effects of the building or structure on overland flow paths and flooding on surrounding sites; and

c. the extent to which the risk to people and property from the flood hazard is avoided or managed.

FS196.24	Northland Federated Farmers of New Zealand	S421.077	Natural hazards	NH-R4	Amend PER-1 of Rule NH-R4 to increase the threshold as follows: The building or structure has a footprint that is less than 100m² 250m² .	Support	Allow	provides for the reasonable use of land, providing other standards are met.
FS196.25	Lynley Newport	S95.001	Natural hazards	NH-R5	Delete Rule NH-R5 PER-2.	Support	Allow	because the submission is more practicable and effective
FS196.26	Northland Federated Farmers of New Zealand	S421.087	Hazardous substances	HS-R7	Amend the activity classification for Rule HS-R7 to discretionary, with the default status for activities not meeting the rule to be non-complying	Support	Allow	submitter suggestion is practical and allows Council appropriate opportunity for managing effects.
FS196.27	Alec Jack	S277.013	Heritage area overlays	HA-R10	Amend rules HA-R10 and HA-R11 to remove discretionary activity status. To the extent that any resource consents are required in this context, the consent status should be restricted discretionary, with discretion restricted to effects only on heritage and landscape values.	Support	Allow	the submitter's request is well reasoned and reasonable
FS196.28	Northland Federated Farmers of New Zealand	S421.096	Heritage area overlays	Heritage Overlay - Rāwene	Amend the Overview to the Rawene Heritage overlay so that it acknowledges and provides for existing, legally established rural	Support	Allow	as per the submitter

activities as part of the existing environment

FS196.29	P S Yates Family Trust	S333.020	Ecosystems and indigenous biodiversity	IB-R1	Amend rule IB-R1 as follows: Indigenous vegetation pruning, trimming and clearance and any associated land disturbance for specified activities within and outside a Significant Natural Area 7. To allow for the construction of a single residential unit on a title building platform and essential associated onsite infrastructure and access and it does not exceed 1,000m ; 14. For existing domestic gardens 15. It is for ecosystem protection, rehabilitation or restoration works	Support	Allow	it is unreasonable for Council to extend it's control of such an activity beyond SNA's, as to do so would have the unintended consequence of discouraging landowners from planting indigenous vegetation.
FS196.30	Te Rūnanga o Ngāti Rēhia	S559.014	Ecosystems and indigenous biodiversity	IB-R1	Delete IB-R1 and redraft in conjunction with tangata whenua (inferred).	Support	Allow	A reasonable request from Ngati Rehia, that is made all the more necessary because the definition of SNA is extremely inclusive (read DoC submissions re myrtle rust etc) and surely beyond that contemplated by Parliament when the RMA was promulgated?
FS196.31	Thomson Survey Ltd	S195.001	Ecosystems and indigenous biodiversity	IB-R1	Retain Rule IB-R1 as written, with the exception that item 7 be amended to read "and it does not exceed a 2,000m2	Support	Allow	this would support the expectation that a property has that the use of their land is not sterilized, noting that about 45% of the Far North District is of predominantly indigenous cover. How much more does Council want?
FS196.32	Marianna Fenn	S542.012	Ecosystems and indigenous biodiversity	IB-R1	Delete (2) and (12). Delete (7) and add a new controlled activity rule for new residential units in SNAs Amend (9) ... not exceed 4 m in total width Amend (10) to reduce it to vegetation where it is possible to establish that it is under 5 years old without expert input.	Oppose	Disallow	Submitter intentions are unreasonable and impractical. there are may public and private roads through what NRC has deemed is SNA. It would be dangerous if maintenance of trees and removal of dead trees was prevented,

FS196.33	Marianna Fenn	S542.012	Ecosystems and indigenous biodiversity	IB-R1	<p>Delete (2) and (12).</p> <p>Delete (7) and add a new controlled activity rule for new residential units in SNAs Amend (9) ... not exceed 4 m in total width</p> <p>Amend (10) to reduce it to vegetation where it is possible to establish that it is under 5 years old without expert input.</p>	Oppose	Disallow	Is impractical. Would prevent the maintenance of many public and private roads and walking tracks.
FS196.34	Director-General of Conservation (Department of Conservation)	S364.045	Ecosystems and indigenous biodiversity	IB-R1	<p>Amend point 9 of Rule IB-R1 as follows:</p> <p>The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation provided that the clearance does not exceed 3.5m 2.0m in width either side of the fence line;</p>	Oppose	Disallow	as the effect of the submitter would prevent maintaining fence lines with for instance a tractor and rotary slasher, is the submitter going to organise a team of reliable volunteers to do the job by hand. I doubt if the submitter has any idea of the extent of the issue.
FS196.35	Fire and Emergency New Zealand	S512.026	Ecosystems and indigenous biodiversity	IB-R1	retain IB-R1	Support	Allow	Submitter is so practical and sensible.
FS196.36	Tracy and Kenneth Dalton	S479.016	Ecosystems and indigenous biodiversity	IB-R1	<p>Amend IB-R1 to include maximum clearance thresholds to apply to indigenous biodiversity more generally.</p>	Support	Allow	The way the FNDC is proceeding on this matter of it's citizens being able to exercise the right to reasonably use their land WRT the almost ubiquitous presence of indigenous vegetation is OTT. Policies and rules should focus on the protection from unreasonable clearance of Ngahere (climax indigenous vegetation). Unreasonable/excessive regulations adversely affect the much needed cooperation of the mainstream community with Council to achieve a myriad of objectives. Remember the SNA march on Council.

FS196.37	Royal Forest and Bird Protection Society of New Zealand	S511.067	Ecosystems and indigenous biodiversity	IB-R1	<p>Amend IB-R1</p> <p>2. To fell dead trees in SNAs that are a safety risk to life or property remove... felled trees should remain in situ in SNAs if it is possible, no more indigenous vegetation is cleared or trimmed than is necessary for safe felling and the clearance is undertaken in accordance with advice from a suitably qualified arborist;</p> <p>Delete sub-policies 3, and 12.</p> <p>Replace sub-policy 4 with</p> <p>4. Clearance for biosecurity reasons. Clearance is for the removal of material infected y unwanted organisms as declared by the Minister for Primary industries Chief Technical Officer, or an emergency declared under the Biosecurity Act 1993; or</p> <p>4X. The clearance is unavoidable in the course of removing pest plants and pest animals in accordance with any regional pest management plan or the Biosecurity Act 1993 or where this occurs as part of indigenous biodiversity restoration or enhancement</p> <p>Amend sub-policy 6 as:</p> <p>6. To create or maintain a 10 20 meter setback ... Delete Sub-policy 7 and add a new controlled activity rule for new residential units in SNAs</p> <p>Make sub-policy 8 at least a controlled activity</p> <p>Amend 9. ... not exceed 3.5 1 m in width either side of the fence line</p> <p>Delete sub-policy 10 consider relating this to kanuka and manuka that is less than 10 years old and is only significant because of the risk of</p>	Oppose	Disallow	F&B have not offered to provide a pool of volunteers to clear the fencelines should the ultimate paragraph be imposed, the writer of this submission has never picked up a slasher. You need close to 3 metres to safely swing a slasher!
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myrtle rust or reduce its vegetation where it is possible to prove that it is no older than 5 years old.

Amend sub-policy 11

11. Maintenance of firebreaks to manage fire risk Amend sub-policy 13 as 13. It is for the operation, repair and maintenance of the following activities **and is within 1 meter (either side)** of the ...

FS196.38	Wakaiti Dalton	S355.020	Ecosystems and indigenous biodiversity	IB-R2	Amend the thresholds detailed in IB-R2, to reflect the role of tangata whenua as kaitiaki, and provide for tangata whenua to use and occupy their land.	Support	Allow	Enables the use of Iwi land
FS196.39	Lynley Newport	S131.001	Ecosystems and indigenous biodiversity	IB-R4	Amend IB-R4 to read: PER-1 1. A report has been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and it is submitted to Council 14 days in advance of the clearance being undertaken; and 2. It does not exceed the following amounts per site over a 5-year period: 1. Rural Production zone, Horticulture zone, Māori Purpose zone and Treaty Settlement Land Overlay – 1 hectare if not in a remnant forest, otherwise 500m ² in a remnant forest; 2. Rural Lifestyle Zone - 1000m ² if not in remnant forest, otherwise 500m ² in a remnant forest; 3. All other zones – 500m ² .	Support	Allow	would achieve a more balanced approach

FS196.40	Summit Forests New Zealand Limited	S148.021	Ecosystems and indigenous biodiversity	IB-R5	Amend IB-R5 to only apply to the clearance of indigenous vegetation within a scheduled SNA within a plantation forest as a discretionary activity that does not meet the requirements of regulation 93 of the NES-PF.	Support	Allow	same reasoning as the submitter
FS196.41	Top Energy Limited	S483.154	Natural character	NATC-R1	Amend Rule NATC – R1 as follows: PER-1 The building or structure, or extension or alteration to an existing building or structure on wetland, lake and river margins is not located within an ONL or ONF. PER-2 The building or structure, or extension or alteration to an existing building or structure on wetland, lake and river margins is required for: 1... 4. a post and wire fence for the purpose of protection from farm stock, or 5. river crossings, including but not limited to, fords, bridges, stock crossings and culvert crossings, or 6. activities related to the construction of river crossings, or 7. pumphouses utilised for the drawing of water provided they cover less than 25m ² in area, or 8. maintenance, repair, operation or upgrading of network utilities where the works are permitted by the Infrastructure Chapter I-R3.	Support	Allow	reasons as outlined by submitter. Continuous and reliable electricity supply is an essential service
FS196.42	Summit Forests New Zealand Limited	S148.025	Natural character	NATC-R2	Amend NATC-R2 to replace “farming tracks” with “tracks for primary production”	Support	Allow	as per submitter

FS196.43	Summit Forests New Zealand Limited	S148.026	Natural character	NATC-R3	Amend NATC-R3 to provide for earthworks necessary to install, maintain, or upgrade water and sediment control within a wetland, lake, or river margin associated with existing roads, tracks, and accessways.	Support	Allow	necessary change to provide for good management of effects of activity
FS196.44	Fire and Emergency New Zealand	S512.027	Natural character	NATC-R3	Amend NATC-R3 1. required for the repair or maintenance permitted under NATC-R2; or 2. required to provide for safe and reasonable clearance for existing overhead power lines. 3. necessary to address a risk to public health and safety or damage to property. 4. To create and/or maintain firebreaks to manage fire risk 5. for biosecurity reasons. 6. for the sustainable non-commercial harvest of plant material for rongoā Māori.	Support	Allow	allows essential activity
FS196.45	Top Energy Limited	S483.156	Natural character	NATC-R3	Amend PER 1 of Rule NATC-R3 as follows (or to the same effect): PER-1 The earthworks or indigenous vegetation clearance within wetland, lake and river margins is: 1.required for the repair or maintenance permitted under NATC-R2; or 2.required to provide for safe and reasonable clearance for existing overhead power lines; or 3.necessary to address a risk to public health and safety; or 4.for biosecurity reasons; or	Support	Allow	necessary requirement

5.for the sustainable non-commercial harvest of plant material for rongoā Māori; or

6.Required for the upgrade of network utilities where the works are permitted by the NATC-R1

FS196.46	Lynley Newport	S100.003	Settlement	RSZ-R10	retain RSZ-R10	Support	Allow	sensible
FS196.47	Lynley Newport	S101.001	Subdivision	SUB-O1	Amend SUB-O1, parts (c) and (d) as follows: c) does not significantly increase the risk of reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate, d) does not significantly increase the risk of the land not being able to be used in a manner consistent with the zone's objectives and policies.	Support	Allow	logical reasoning by submitter, meets RMA Prt 2 sec 5
FS196.48	Lynley Newport	S102.001	Rural production	RPROZ-O2	Amend RPROZ-O2 to read : The Rural Production Zone is primarily used for	Support	Allow	as per submitter's reasoning
FS196.49	Lynley Newport	S103.001	Rural production	RPROZ-P2	Amend the Rural Production Zone policy RPROZ-P2 by adding a part (c): Enabling activities that do not support primary production activities but where they do not adversely affect the ability of the site to continue with primary production use.	Support	Allow	provides for the sustainable use of land that otherwise has limited use
FS196.50	Lynley Newport	S103.002	Rural production	RPROZ-P5	Amended Policy RPROZ-P5 to read: Manage land use so that: a. It is compatible with the purpose, character and amenity of the Rural Production Zone; b. It enables activities with a functional need to locate in the Rural Production Zone;	Support	Allow	per the submitter's reasons

c. Does not result in a more than minor loss of productive capacity of highly productive land;

d. Does not exacerbate natural hazards; and

e. Can provide appropriate on-site infrastructure.

FS196.51	Lynley Newport	S103.003	Rural production	RPROZ-P6	Deleted RPROZ-P6 from the zone policies. If it is to remain, Amend as follows (removing the concept of "avoid" and associated negative, restrictive connotations): Manage subdivision so that: a. the loss of highly productive land [or use by [arming activities is avoided, where possible, and were avoidance is not possible, the loss has only minor impact on the availability of highly productive land for productive purposes. b. the land is not fragmented into parcel sizes that are no longer able to support farming activities, taking into account....(remainder unchanged); c. smaller lot sizes and rural lifestyle living is encouraged where there is an environmental benefit.	Support	Allow	as above
FS196.52	Lynley Newport	S104.001	Rural production	RPROZ-R3	Amend Rule RPROZ-R3 DIS-1 as follows - The site area per residential unit is at least 8ha 4ha.	Support	Allow	per submitter's reasoning
FS196.53	Lynley Newport	S105.001	Rural production	RPROZ-R19	Amend Rule RPROZ-R19 CON-4 to read: The separation distance between the minor residential unit and the principal residential unit does not exceed 15m 30m .	Support	Allow	

FS196.54	Lynley Newport	S105.002	Rural production	RPROZ-R19	Amend Rule RPROZ-R19 CON-2 to read: The site area per minor residential unit is at least one hectare 5000m² .	Support	Allow	as above
FS196.55	Lynley Newport	S105.003	Rural production	RPROZ-R19	Amend activity status column of Rule RPROZ-R19 to read: Activity status where compliance not achieved with CON-3 and/or CON-4 : Discretionary; Activity status where compliance not achieved with CON-1, CON-2, CON-4 and/or CON-5 : Non complying.	Support	Allow	as per submitter
FS196.56	Lynley Newport	S106.001	Rural residential	RRZ-P2	Amend RRZ-P2 to read: <i>Avoid Manage new activities that are potentially incompatible with the role, function and predominant character and amenity of the Rural Residential Zone including by:</i> <i>Ensuring activities that are contrary to are consistent with the density anticipated for in the Rural Residential Zone, or where the existing density is already more than that anticipated by the zone, ensuring that activities do not increase that existing density; primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities, and Ensuring any adverse amenity effects are avoided, remedied or mitigated; Enable commercial or industrial activities that are more appropriately located in an urban zone or a Settlement Zone only where those</i>	Support	Allow	as per submission

activities are compatible with, and create no greater effects than, activities provided for in the zone.

FS196.57	Lynley Newport	S106.001	Rural residential	RRZ-P2	Amend RRZ-P2 to read: Avoid Manage new activities that are potentially incompatible with the role, function and predominant character and amenity of the Rural Residential Zone including by: Ensuring activities that are contrary to are consistent with the density anticipated for in the Rural Residential Zone, or where the existing density is already more than that anticipated by the zone, ensuring that activities do not increase that existing density; primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities, and Ensuring any adverse amenity effects are avoided, remedied or mitigated; Enable commercial or industrial activities that are more appropriately located in an urban zone or a Settlement Zone only where those activities are compatible with, and create no greater effects than, activities provided for in the zone.	Support	Allow	as per submitter
FS196.58	Lynley Newport	S106.002	Rural residential	RRZ-P4	Delete Policy RRZ-P4, or, if the policy is to be retained, amend as follows:	Support	Allow	as per submitter

~~Require~~ **Encourage** all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:
 telecommunications: fibre where it is available; copper where fibre is not available; copper where the area is identified for future fibre deployment. local electricity distribution network.

And where it is proposed to rely on alternatives to the reticulated services outlined above, the alternative shall be capable of providing the same level of service as conventional reticulated services.

FS196.59	Lynley Newport	S107.001	Transport	TRAN-R2	Amend TRAN-R2 PER-2 activity status column to read as follows: Activity status where compliance not achieved with PER-2 where the approval of Fire and Emergency NZ has been obtained: Restricted Discretionary.	Support	Allow	as per submitter
FS196.60	Lynley Newport	S107.001	Transport	TRAN-R2	Amend TRAN-R2 PER-2 activity status column to read as follows: Activity status where compliance not achieved with PER-2 where the approval of Fire and Emergency NZ has been obtained: Restricted Discretionary.	Support	Allow	as per submitter's reasoning
FS196.61	Lynley Newport	S108.001	Subdivision	SUB-S8	Amend SUB-S8 to allow for the option of providing an esplanade strip.	Support	Allow	as per submitter
FS196.62	Lynley Newport	S109.001	Subdivision	SUB-S6	Amend SUB-S6 (inferred) as follows: Add new clause 3: 3. Or alternative means, provided that where it is proposed to rely on alternatives to the reticulated services outlined above, the	Support	Allow	as per submitter's reasoning

alternative shall be capable of providing the same level of service as conventional reticulated services.

FS196.63	Lynley Newport	S110.001	Subdivision	SUB-S3	Amend SUB - S3 all new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses. This may be either by way of a connection to a Council reticulated water supply system, or by way of an on-site water supply system	Support	Allow	as per submitter's reasoning
FS196.64	Lynley Newport	S111.001	Subdivision	SUB-S2	Amend SUB-S2 as follows: Allotments created must be able to accommodate a building envelope of the minimum area specified below, which does not encroach into the permitted activity boundary setbacks for the relevant zone or into an area that does not allow a building to be located 4m x 14m 196m2 , 30m x 30m 900m2	Support	Allow	obvious reason
FS196.65	Lynley Newport	S112.001	Subdivision	SUB-S1	Amend SUB-S1, minimum lot sizes applying to the Rural Production Zone to: Controlled Activity: 40ha; Restricted Discretionary Activity: 12ha; OR up to 3 lots of between 4,000m2 and 8,000m2 over the period of the life of the District Plan, provided (a) there is a remaining balance of 12ha; (b) the total area of the three lots does not exceed 2ha; Discretionary Activity: 4ha.	Support	Allow	the one size fits all would have a LOT OF UNINTENDED CONSEQUENCES
FS196.66	Lynley Newport	S113.001	Subdivision	SUB-R12	Amend the rule to be less restrictive. Council could reserve the default to non complying activity status for the high risk coastal hazards; and default to discretionary activity status for the	Support	Allow	AS PER SUBMITTER

lesser risk (likelihood) coastal hazard events.

FS196.67	Lynley Newport	S114.001	Subdivision	SUB-R17	Delete DIS-2 from SUB-R17.	Support	Allow	as per the submitter's reasons
FS196.68	Lynley Newport	S115.001	Subdivision	SUB-R11	Amend Rule SUB-R11 to be less restrictive by reserving the default to a non-complying activity status for the 1 in 10-year flood event and default to discretionary activity status for the 1 in 100-year flood event.	Support	Allow	as per submitter's reasoning
FS196.69	Lynley Newport	S116.001	Subdivision	SUB-R6	Retain Rule SUB-R6, subject to the following amendments to activity status: <i>Activity status where compliance not achieved with RDIS -1, RDIS-2, RDIS-3, RDIS-4, andRDIS-5, RDIS-6, RDIS-7 and RDIS-8 is not achieved. Discretionary</i> <i>Activity status where compliance not achieved with RDIS-6, RDIS-7 and RDIS-8 is not achieved. Non-complying</i>	Support	Allow	as per submitter's reasoning
FS196.70	Lynley Newport	S116.002	Subdivision	SUB-R6	Add as part of RDIS-2 <i>"Any area already legally protected must have been voluntarily protected by the landowner and not required by the Council has a condition of resource consent or previously used to obtain any bonus provision as provided for in any previous Operative District Plan"</i> . Under Table 1, in first column, amend heading to: <i>"Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title."</i> Amend first row of Table 1 to read:	Support	Allow	as per submitter's reasoning

Greater than 4ha – less than **Up to**
10ha

Amend RDIS-4 as follows:

*The subdivision **includes or proposes to protection** all areas of indigenous vegetation, indigenous habitat or natural wetland by way of a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977.*

FS196.71	Lynley Newport	S116.003	Subdivision	SUB-R6	Amend RDIS-6 as follows:	Support	Allow	as per submitter's reasoning
					<ul style="list-style-type: none">• <i>All proposed new environmental bonus (additional) allotments are to be a minimum size of 2ha in area and the balance lot must be greater than 40ha 4,000m².</i>• Amend the balance lot requirements - First preference is to delete any minimum lot requirement for the balance allotment; second preference if there must be a minimum size for any balance (which may include the area to be protected) is a 12ha minimum size. This provides for up to say 10ha of protected habitat within a 12ha property, plus one or two bonus lots. There are enough caveats in the remaining RDIS requirements to ensure the lots are capable of supporting their intended use; to ensure protection of habitat; and to ensure protection of highly versatile soils.			

FS196.72	Lynley Newport	S116.004	Subdivision	SUB-R6	<p>Amend RDIS-7 as follows This rate has not been used previously to gain an additional subdivision entitlement Where the full rights for bonus lot(s) as specified in Tables 1 and 2 have not been utilised, the landowner can apply again to use up the available allowance</p> <p>OR</p> <p>As a second preference and as already stated in submission, make the inability to comply with RDIS-7 as currently written, a discretionary activity. This would mean a landowner could come back for a second application but as a discretionary activity rather than restricted discretionary.</p>	Support	Allow	as per submitter's reasoning
FS196.73	Lynley Newport	S117.001	Subdivision	SUB-R8	<p>Amend CON-1 of Rule SUB-R8 as follows:</p> <p>The proposed development area, including the building platforms and any area that is required for access and services associated with buildings, is are located wholly outside of any area on the site that is identified as being land susceptible to land instability.</p>	Support	Allow	as per submitter's reasons
FS196.74	Lynley Newport	S118.002	Subdivision	SUB-P8	<p>Amend SUB-P8 to read:</p> <p>Provide opportunities for rural lifestyle subdivision in the Rural Production zone where the subdivision:</p> <p>a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan schedule; and/or</p> <p>b. will not result in the material loss of versatile soils for primary production activities.</p>	Support	Allow	as per submitter's reasons
FS196.75	Lynley Newport	S119.001	Subdivision	SUB-R1	<p>Amend SUB-R1 to read as below and delete SUB-S6 Telecommunications</p>	Support	Allow	makes sense

and Power Supply

CON-1

1. The boundary adjustment complies with standards:
 SUB-1 Minimum allotment sizes for controlled activities, except where existing allotments are already of a size that is non-compliant, the overall degree of non-compliance is not be increased;
 SUB-S2 Requirements for building platforms for each allotment;
 SUB-S3 Water supply;
 SUB-S4 Stormwater management;
 SUB-S5 Wastewater disposal; and
 SUB-S6 Easements for any purpose;

FS196.76	Lynley Newport	S120.001	General	General / Plan Content / Miscellaneous	Amend objectives and policies that start with the word "avoid" to see if the negative restrictive language can be replaced with more enabling language.	Support	Allow	tautoko
FS196.77	Lynley Newport	S121.001	Definitions	IMPERMEABLE SURFACE	Amend Impermeable Surface definition - go back to the drawing board and reach consensus with the district's engineering fraternity as to (a) what truly constitutes an impermeable surface; and (b) then look to treat shared ROW's the same way as Access Lots;	Support	Allow	tautoko
FS196.78	Lynley Newport	S121.003	Definitions	NO NET LOSS	Amend definition of "no net loss" to read: "means that the measurable positive effects of actions match any measurable loss of extent or values..."	Support	Allow	tautoko
FS196.79	Lynley Newport	S121.005	Definitions	SENSITIVE ENVIRONMENT	Amend definition of "sensitive environment" by deleting item 8.	Support	Allow	tautoko
FS196.80	Lynley Newport	S128.002	Ecosystems and	IB-P6	Amend Policy IB-P6 by making it IB-PI and by deleting the word	Support	Allow in part	tautoko

indigenous biodiversity

"consideration of" from the preamble and simply saying:"... through the following non-regulatory methods:". In summary, to be reworded as follows:

*Encourage the protection, maintenance and restoration of indigenous biodiversity, with priority given to Significant Natural Areas, through **the following** non-regulatory methods ~~including~~ ~~consideration of~~ ...*

FS196.81	Lynley Newport	S128.003	Ecosystems and indigenous biodiversity	Policies	Amend policy/ies to include the 'proposed SNA map layer' as a non-statutory map layer, available to landowners and professionals to use as a guide to identifying SNA's when preparing applications.	Support	Allow	tautoko
FS196.82	Lynley Newport	S130.001	Ecosystems and indigenous biodiversity	IB-R1	Amend IB-R1 #7 to read: 7. To allow for the construction of a single residential unit on a title and essential associated on-site infrastructure and access and it does not exceed 2,000m2	Support	Allow	tautoko
FS196.83	Lynley Newport	S131.001	Ecosystems and indigenous biodiversity	IB-R4	Amend IB-R4 to read: PER-1 1. A report has been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and it is submitted to Council 14 days in advance of the clearance being undertaken; and	Support	Allow	tautoko

2. It does not exceed the following amounts per site over a 5-year period:
1. Rural Production zone, Horticulture zone, Māori Purpose zone and Treaty Settlement Land Overlay – 1 hectare if not in a remnant forest, otherwise 500m2 in a remnant forest;
2. Rural Lifestyle Zone - 1000m2 if not in remnant forest, otherwise 500m2 in a remnant forest;
3. All other zones – 500m2.

FS196.84	Lynley Newport	S132.001	Kororāreka Russell Township	KRT-P2	Amend KRTZ-P2 to read: Encourage all subdivision..... leave a-f unchanged (except 'f' should read potable, not portable water); add sentence at the end; And where it is proposed to rely on alternatives to the reticulated services outlined above, the alternative shall be capable of providing the same level of service as conventional reticulated services.	Support	Allow	tautoko
FS196.85	Lynley Newport	S134.003	Light industrial	LIZ-S5	Amend LIZ-S5 to only apply where there is a zone interface with a more sensitive zoning such as General Residential	Support	Allow	
FS196.86	Lynley Newport	S135.001	Planning maps	Rural Lifestyle Zone	Amend the zoning of the district to identify additional areas that can and should be zoned Rural Lifestyle.	Support	Allow	agree
FS196.87	Lynley Newport	S136.001	Natural character	NATC-R1	Delete NATC-R1 PER-4	Support	Allow	tautoko

FS196.88	Lynley Newport	S136.002	Natural character	NATC-S1	Delete NATC-S1.	Support	Allow	tautoko
FS196.89	Lynley Newport	S137.002	Mixed use	MUZ-P3	Delete part (a) of Policy MUZ-P3.	Support	Allow	tautoko
FS196.90	Kairos Connection Trust and Habitat for Humanity Northern Region Ltd	S138.011	General residential	GRZ-O1	Retain Objective GRZ-O1	Support	Allow	tautoko
FS196.91	Kairos Connection Trust and Habitat for Humanity Northern Region Ltd	S138.020	Mixed use	Rules	<p>Insert a new rule as follows (adopted from Auckland Unitary Plan City centre zone):</p> <p>The minimum net internal floor area of a residential unit shall be:</p> <p>- 35m² for studio units</p> <p>The minimum net internal floor area for studio units may be reduced by 5m² where a balcony, ground floor terrace or roof terrace of 5m² or greater is provided.</p> <p>- 45m² for one or more bedroom unit</p> <p>The minimum net internal floor area for one or more bedroom units may be reduced by 8m² where a balcony, ground floor terrace or roof terrace of 8m² or greater is provided.</p>	Support	Allow	tautoko
FS196.92	Nigel Ross Surveyor Ltd	S373.001	Subdivision	SUB-R3	Amend the rules SUB-S1 and SUB-R3 to allow a discretionary activity status for the creation of one new allotment from a title that has not be subdivided since 28 April 2000 in the Rural Production zone.	Support	Allow	the relief that the submitter requests is reasonable and logical
FS196.93	Sean Jozef Vercammen	S395.008	Subdivision	SUB-R17	Delete SUB-R17 as this does not protect SNAs	Support	Allow	

FS196.94	Kathleen Jones	S417.001	Subdivision	SUB-S1	Amend the site areas for rural production zone so they are reduced and insert provision for 0.5ha to 1ha lots.	Support in part	Allow in part	I support the submitter in part as the relief sought would need to be accompanied by very strong reverse sensitivity Plan provisions
FS196.95	Northland Federated Farmers of New Zealand	S421.143	Natural character	NATC-O1	Amend Objective NATC-O1 as follows: The natural character of wetland, lake and river margins are managed to ensure their long-term preservation and protection for future generations and protection against inappropriate use and development. or wording with similar intent	Support	Allow	sensible change
FS196.96	Northland Federated Farmers of New Zealand	S421.140	Natural character	Overview	Insert a sentence in the Overview that recognises that some activities will have a functional need to be located within an area of natural character	Support	Allow	recognises functional needs
FS196.97	Northland Federated Farmers of New Zealand	S421.147	Natural character	NATC-R1	Amend Rule NATC-R1 to provide for activities that need to be located within a natural character area as long as the subdivision, use and development is not inappropriate for the area	Support	Allow	provides for functional needs
FS196.98	Northland Federated Farmers of New Zealand	S421.148	Natural character	NATC-R2	Amend Rule NATC-R2 to provide for activities that need to be located within a natural character area as long as the subdivision, use and development is not inappropriate for the area	Support	Allow	as above
FS196.99	Northland Federated Farmers of New Zealand	S421.225	General	General / Plan Content / Miscellaneous	Retain the Rural Lifestyle chapter or ensure that amendments include similar wording that achieves the same intent	Support	Allow	
FS196.100	Northland Federated Farmers of New Zealand	S421.224	Rural production	RPROZ-R12	Retain the permitted activity classification status for farming activities in Rule RPROZ-R12	Support	Allow	

FS196.101	Northland Federated Farmers of New Zealand	S421.227	General	General / Plan Content / Miscellaneous	Retain the Settlement chapter or ensure that amendments include similar wording that achieves the same intent	Support	Allow	
FS196.102	Northland Federated Farmers of New Zealand	S421.226	General	General / Plan Content / Miscellaneous	Retain the Rural Residential chapter or ensure that amendments include similar wording that achieves the same intent	Support	Allow	
FS196.103	Northland Federated Farmers of New Zealand	S421.225	General	General / Plan Content / Miscellaneous	Retain the Rural Lifestyle chapter or ensure that amendments include similar wording that achieves the same intent	Support	Allow	
FS196.104	Northland Federated Farmers of New Zealand	S421.224	Rural production	RPROZ-R12	Retain the permitted activity classification status for farming activities in Rule RPROZ-R12	Support	Allow	
FS196.105	Northland Federated Farmers of New Zealand	S421.222	Rural production	RPROZ-R10	Amend PER-1 of Rule RPROZ-R10 to delete the 30m setback requirement, or if Council is not inclined to accept the above relief, amend to reduce the setback from 30m to 5m	Support	Allow	realistic
FS196.106	Northland Federated Farmers of New Zealand	S421.221	Rural production	RPROZ-R7	Retain the permitted activity classification status for farming activities in Rule RPROZ-R7	Support	Allow	farming and forestry are the main stays of the District regional and national economy by earning over 60% of the nation.'s foreign exchange
FS196.107	Northland Federated Farmers of New Zealand	S421.220	Rural production	RPROZ-R3	Delete the site area requirements from Rule RPROZ-R3	Support	Allow	agree. What is needed is an effective reverse sensitivity policy that ensures that primary producers in the aptly named Rural Production Zone are not compromised.
FS196.108	Northland Federated Farmers of New Zealand	S421.219	Rural production	RPROZ-P7	Retain Policy RPZOZ-P7 (inferred) or ensure that amendments include similar wording that achieves the same intent	Support	Allow	
FS196.109	Northland Federated Farmers of New Zealand	S421.218	Rural production	RPROZ-P1	Retain Policy RPZOZ-P1 (inferred) or ensure that amendments include	Support	Allow	

similar wording that achieves the same intent

FS196.110	Northland Federated Farmers of New Zealand	S421.217	Rural production	RPROZ-P6	Amend Policy RPZOZ-P6 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land and to recognise and provide for the rights of private landowners	Support	Allow	tautoko
FS196.111	Northland Federated Farmers of New Zealand	S421.216	Rural production	RPROZ-P5	Amend Policy RPZOZ-P5 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land and to recognise and provide for the rights of private landowners	Support	Allow	tautoko
FS196.112	Northland Federated Farmers of New Zealand	S421.215	Rural production	RPROZ-P4	Amend Policy RPZOZ-P4 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land and to recognise and provide for the rights of private landowners	Support	Allow	tautoko
FS196.113	Northland Federated Farmers of New Zealand	S421.214	Rural production	RPROZ-P3	Amend Policy RPZOZ-P3 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land and to recognise and provide for the rights of private landowners	Support	Allow	tautoko
FS196.114	Northland Federated Farmers of New Zealand	S421.213	Rural production	RPROZ-P2	Amend Policy RPZOZ-P2 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land and to recognise and provide for the rights of private landowners	Support	Allow	tautoko
FS196.115	Northland Federated Farmers of New Zealand	S421.212	Rural production	RPROZ-O4	Retain Policy RPZOZ-O4 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.116	Northland Federated Farmers of New Zealand	S421.211	Rural production	RPROZ-O2	Retain Policy RPZOZ-O2 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko

FS196.117	Northland Federated Farmers of New Zealand	S421.210	Rural production	RPROZ-O3	Amend Objective RPZOZ-O3 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land	Support	Allow	tautoko
FS196.118	Northland Federated Farmers of New Zealand	S421.209	Rural production	RPROZ-O1	Amend Objective RPZOZ-O1 to achieve consistency with the requirements of the National Policy Statement for Highly Productive Land	Support	Allow	tautoko
FS196.119	Northland Federated Farmers of New Zealand	S421.208	Rural production	Standards	Amend the Standards to recognise and provide for private property rights and allow landowners to subdivide land in the rural production zone for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters)	Support	Allow	tautoko
FS196.120	Northland Federated Farmers of New Zealand	S421.207	Rural production	Rules	Amend the Rules to recognise and provide for private property rights and allow landowners to subdivide land in the rural production zone for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters)	Support	Allow	tautoko
FS196.121	Northland Federated Farmers of New Zealand	S421.206	Rural production	Policies	Amend the Policies to recognise and provide for private property rights and allow landowners to subdivide land in the rural production zone for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters)	Support	Allow	tautoko
FS196.122	Northland Federated Farmers of New Zealand	S421.205	Rural production	Objectives	Amend the Objectives to recognise and provide for private property rights and allow landowners to subdivide land in the rural production zone for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters)	Support	Allow	tautoko
FS196.123	Northland Federated Farmers of New Zealand	S421.204	Rural production	Overview	Amend the Overview to recognise and provide for private property rights and allow landowners to	Support	Allow	tautoko

subdivide land in the rural production zone for specific purposes such as creating lifestyle lots and lots for family members (amongst other matters)

FS196.124	Northland Federated Farmers of New Zealand	S421.198	Noise	NOISE-R7	Amend PER-2 of Rule NOISE-R7 to clarify the third exception and how Council intends to apply and enforce exception	Support	Allow	tautoko
FS196.125	Northland Federated Farmers of New Zealand	S421.196	Earthworks	EW-S1	Retain the thresholds for the Rural Production zone outlined in Standard EW-S1, namely the maximum volume of 5000m ³ and maximum area of 2500m ²	Support	Allow	tautoko
FS196.126	Northland Federated Farmers of New Zealand	S421.195	Earthworks	EW-R5	Amend to merge Rules EW-R4 and EW-R5 into one rule that deals with earthworks for farming activities (or wording of similar effect), deleting site sizes from the rule/rules and inserting reference in the rule/s to ancillary rural earthworks	Support in part	Allow in part	change proposed by NFF should include with farming 'and forestry'
FS196.127	Northland Federated Farmers of New Zealand	S421.194	Earthworks	EW-R4	Amend to merge Rules EW-R4 and EW-R5 into one rule that deals with earthworks for farming activities (or wording of similar effect), deleting site sizes from the rule/rules and inserting reference in the rule/s to ancillary rural earthworks	Support in part	Allow in part	as below
FS196.128	Northland Federated Farmers of New Zealand	S421.193	Earthworks	EW-P1	Retain Policy EW-P1 (inferred) or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.129	Northland Federated Farmers of New Zealand	S421.192	Earthworks	EW-O3	Retain Objective EW-O3 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.130	Northland Federated Farmers of New Zealand	S421.191	Earthworks	EW-O2	Retain Objective EW-O2 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko

FS196.131	Northland Federated Farmers of New Zealand	S421.191	Earthworks	EW-O2	Retain Objective EW-O2 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.132	Northland Federated Farmers of New Zealand	S421.190	Earthworks	EW-O1	Retain Objective EW-O1 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.133	Northland Federated Farmers of New Zealand	S421.189	Coastal environment	CE-R4	Amend Rule CE-R4 to provide for existing farming activities and farmland as permitted activities within the coastal environment	Support	Allow	tautoko
FS196.134	Northland Federated Farmers of New Zealand	S421.188	Coastal environment	CE-R3	Delete Rule CE-R3	Support in part	Allow in part	tautoko generally, but subject to my previous indications
FS196.135	Northland Federated Farmers of New Zealand	S421.187	Coastal environment	CE-R2	Retain Rule CE-R2	Support	Allow	tautoko
FS196.136	Northland Federated Farmers of New Zealand	S421.186	Coastal environment	CE-R1	Amend Rule CE-R1 as follows: <ul style="list-style-type: none"> Remove all references to the use and application of high character areas/layers Amend PER-2 to increase the size from 25m² to 250m² Amend PER-2 to delete the requirement for a new building ancillary to farming activities to be located outside of outstanding natural character area 	Support	Allow	replaces excessively restrictive provision
FS196.137	Northland Federated Farmers of New Zealand	S421.185	Coastal environment	CE-P9	Delete Policy CE-P9	Support	Allow	tautoko
FS196.138	Northland Federated Farmers of New Zealand	S421.184	Coastal environment	CE-P6	Amend Policy CE-P6 so that it specifically provides for new and existing farming activities to occur in the coastal environment as a right	Support	Allow	tautoko
FS196.139	Northland Federated Farmers	S421.183	Coastal environment	CE-P2	Amend Objective CE-P2 as follows:	Support	Allow	tautoko

	of New Zealand				Avoid adverse effects of inappropriate development , land use and subdivision on the characteristics and qualities of the coastal environment identified as: ... or wording with similar intent			
FS196.140	Northland Federated Farmers of New Zealand	S421.182	Coastal environment	CE-P1	Amend Policy CE-P1 to remove all references to high character areas	Support	Allow	tautoko
FS196.141	Northland Federated Farmers of New Zealand	S421.181	Coastal environment	CE-O1	Amend Objective CE-01 as follows: The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection from inappropriate use, development, and subdivision for current and future generations. or wording with similar intent	Support	Allow	tautoko
FS196.142	Northland Federated Farmers of New Zealand	S421.180	General	General / Plan Content / Miscellaneous	Delete all references to high character areas from the Coastal Environment chapter	Support	Allow	tautoko
FS196.143	Northland Federated Farmers of New Zealand	S421.179	Subdivision	SUB-R9	Amend Rule SUB-R9 to provide for subdivision in the Rural Production zone as a controlled activity	Support	Allow	tautoko
FS196.144	Northland Federated Farmers of New Zealand	S421.178	Subdivision	SUB-R6	Amend RDIS-2 (inferred) of Rule SUB-R6 to allow for case-by-case approval for areas less than those listed in tables 1 and 2	Support	Allow	tautoko
FS196.145	Northland Federated Farmers of New Zealand	S421.177	Subdivision	SUB-S1	Amend the minimum allotment size threshold for land zoned Rural Production in Standard SUB-S1 (inferred), decreasing it from 40ha to 20ha	Support	Allow	tautoko
FS196.146	Northland Federated Farmers of New Zealand	S421.176	Subdivision	SUB-P9	Delete Policies SUB-P8 and SUB-P9 and replace with new policies that address the issues of managed growth of rural areas, protection of highly productive land and the use of benefit lots	Support in part	Allow in part	I support subject to an effective reverse sensitivity policy so that primary producers are not compromised
FS196.147	Northland Federated Farmers	S421.175	Subdivision	SUB-P8	Delete Policies SUB-P8 and SUB-P9 and replace with new policies that	Support	Allow	tautoko

of New Zealand

address the issues of managed growth of rural areas, protection of highly productive land and the use of benefit lots

FS196.148	Northland Federated Farmers of New Zealand	S421.174	Subdivision	SUB-O4	Retain Objective SUB-O4 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.149	Northland Federated Farmers of New Zealand	S421.173	Subdivision	SUB-O3	Retain Objective SUB-O3 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.150	Northland Federated Farmers of New Zealand	S421.172	Subdivision	SUB-O2	Retain Objective SUB-O2 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.151	Northland Federated Farmers of New Zealand	S421.171	Subdivision	SUB-O1	Retain Objective SUB-O1 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.152	Northland Federated Farmers of New Zealand	S421.170	Subdivision	Overview	Amend the Overview to: <ul style="list-style-type: none">• acknowledge the need to provide a framework for the managed growth of rural communities; and• expand the issue of reverse sensitivity in the rural environment so that it is addressed in detail and clearly sets out why the issue needs to be acknowledged and addressed;	Support	Allow	tautoko nui
FS196.153	Northland Federated Farmers of New Zealand	S421.169	Public access	Policies	Insert a new Policy as follows: PA-P6 To provide information and education to the public regarding where public access is available, and that access over private land is only by the permission of the landowner or wording with similar intent	Support	Allow	tautoko. I am concerned that the public could be at risk from attack from a newly calved cow or a bull, especially if they have a dog

FS196.154	Northland Federated Farmers of New Zealand	S421.168	Public access	PA-P5	Retain Policy PA-P5 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.155	Northland Federated Farmers of New Zealand	S421.167	Public access	PA-P4	Retain Policy PA-P4 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.156	Northland Federated Farmers of New Zealand	S421.166	Public access	PA-P3	Retain Policy PA-P3 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.157	Northland Federated Farmers of New Zealand	S421.165	Public access	PA-P2	Retain Policy PA-P2 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.158	Northland Federated Farmers of New Zealand	S421.164	Public access	PA-P1	Retain Policy PA-P1 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.159	Northland Federated Farmers of New Zealand	S421.163	Public access	Objectives	Insert a new Objective as follows: Practical and safe public access to and along the margins of lakes and rivers and the coastal environment is provided in a way that respects private property and does not result in adverse effects on natural character, landscape, indigenous biodiversity, historical heritage, or cultural values. or wording with similar intent	Support	Allow	
FS196.160	Northland Federated Farmers of New Zealand	S421.162	Public access	PA-O2	Retain Objective PA-O2 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.161	Northland Federated Farmers of New Zealand	S421.161	Public access	PA-O1	Retain Objective PA-O1 or ensure that amendments include similar wording that achieves the same intent	Support	Allow	tautoko
FS196.162	Northland Federated Farmers of New Zealand	S421.160	Public access	Overview	Amend the Overview so that it addresses the issue of public access across private property and the need to ensure that this access is provided with the agreement of the landowner where it is practicable to provide that access	Support	Allow	tautoko nui

FS196.163	Northland Federated Farmers of New Zealand	S421.159	Natural features and landscapes	NFL-R6	Delete Rule NFL-R6	Support	Allow	tautoko
FS196.164	Northland Federated Farmers of New Zealand	S421.158	Natural features and landscapes	NFL-R3	Amend PER-1 of Rule NFL-R3 to include additional activities, being farming activities, emergency services works, and works required for access	Support	Allow	tautoko
FS196.165	Northland Federated Farmers of New Zealand	S421.157	Natural features and landscapes	NFL-R2	Amend PER-1 of Rule NFL-R2 to include additional activities, being farming activities, emergency services work, and biosecurity works	Support	Allow	tautoko
FS196.166	Northland Federated Farmers of New Zealand	S421.156	Natural features and landscapes	NFL-R1	Amend PER-1 (inferred) of Rule NFL-R1 so that the maximum area of structures is 250m ² instead of 25m ²	Support	Allow	tautoko
FS196.167	Northland Federated Farmers of New Zealand	S421.155	Natural features and landscapes	NFL-P7	Amend Policy NFL-P7 as follows: Prohibit inappropriate land use that would result in any loss of and/or destruction of the characteristics and qualities of ONL and ONF or wording with similar intent	Support	Allow	tautoko
FS196.168	Northland Federated Farmers of New Zealand	S421.154	Natural features and landscapes	NFL-P3	Amend Policy NFL-P3 to achieve consistency with section 6 of the Resource Management Act 1991 and to recognise the need to allow appropriate subdivision, use and development	Support	Allow	tautoko
FS196.169	Northland Federated Farmers of New Zealand	S421.153	Natural features and landscapes	NFL-P2	Amend Policy NFL-P2 to achieve consistency with section 6 of the Resource Management Act 1991 and to recognise the need to allow appropriate subdivision, use and development	Support	Allow	tautoko
FS196.170	Northland Federated Farmers of New Zealand	S421.153	Natural features and landscapes	NFL-P2	Amend Policy NFL-P2 to achieve consistency with section 6 of the Resource Management Act 1991 and to recognise the need to allow appropriate subdivision, use and development	Support	Allow	tautoko
FS196.171	Northland Federated Farmers	S421.152	Natural features and	NFL-O2	Delete Objective NFL-O2	Support	Allow	tautoko

	of New Zealand		landscapes					
FS196.172	Northland Federated Farmers of New Zealand	S421.151	Natural features and landscapes	NFL-01	Amend Objective NFL-O1 as follows: ONL and ONF are identified and managed to ensure their long-term protection for current and future generations. Outstanding natural features and landscapes that are important to the identity of the District are retained and protected from inappropriate subdivision, use and development. or wording with similar intent	Support	Allow	tautoko
FS196.173	Northland Federated Farmers of New Zealand	S421.151	Natural features and landscapes	NFL-01	Amend Objective NFL-O1 as follows: ONL and ONF are identified and managed to ensure their long-term protection for current and future generations. Outstanding natural features and landscapes that are important to the identity of the District are retained and protected from inappropriate subdivision, use and development. or wording with similar intent	Support	Allow	tautoko
FS196.174	Northland Federated Farmers of New Zealand	S421.150	Natural features and landscapes	Overview	Amend the Overview to recognise and acknowledge the role that landowners have played and still play in the preservation of outstanding natural landscapes and features	Support	Allow	tautoko
FS196.175	Northland Federated Farmers of New Zealand	S421.149	Natural character	NATC-R3	Amend Rule NATC-R3 to provide for activities that need to be located within a natural character area as long as the subdivision, use and development is not inappropriate for the area	Support	Allow	tautoko
FS196.176	Kapiro Residents Association	S428.019	General residential	Objectives	Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including - <ul style="list-style-type: none">• Permeable materials wherever feasible for	Support in part	Allow in part	delete 'best' practice and replace with 'good' practice where it appears in the plan, as good practice is proven effective and usually affordable.

surfaces such as driveways, paths etc.

- Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures
- Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts
- Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.

FS196.177	Kapiro Conservation Trust	S446.010	Transport	Policies	Amend provisions within the plan that direct a high level of connectivity, integrated land use and transport planning, and multi modal transport networks.	Oppose	Disallow	what on earth is wrong with cul de sacs? They are wonderful for house with children, and far more desirable than living on a through road. Every dead end road, and there are thousands of them is a cul de sac.
FS196.178	LJ King Ltd	S464.010	Ecosystems and indigenous biodiversity	IB-P9	Delete the word "require" from this rule and replace it with "assist".	Support	Allow	tautoko
FS196.179	LJ King Ltd	S464.001	Subdivision	SUB-S1	Amend allotment sizes for properties (or parts thereof) that do not consist of highly productive land. Reconsider	Support	Allow	i support in principle

allotment sizes, perhaps with a limited number of allotments of a minimum of 8000sqm or 1ha, then 4ha generally after that.
Consequential amendments to RPROZ-R3 Residential activity and SUB-R7 Management plan subdivision

FS196.180	LJ King Ltd	S464.013	Subdivision	SUB-R6	Retain SUB-R6 (inferred)	Support	Allow	tautoko
FS196.181	Tracy and Kenneth Dalton	S479.028	Māori Purpose	MPZ-R2	Retain as notified.	Support	Allow	
FS196.182	Tracy and Kenneth Dalton	S479.020	Rural production	RPROZ-R3	Amend PROZ-R3-PER-1 to allow for at a minimum, one residential unit per 20ha.	Support	Allow	tautoko
FS196.183	Tracy and Kenneth Dalton	S479.011	Natural hazards	NH-R6	Delete PER-2	Support	Allow	tautoko
FS196.184	Tracy and Kenneth Dalton	S479.010	Natural hazards	NH-R5	Delete PER-2	Support	Allow	tautoko
FS196.185	Top Energy Limited	S483.088	Renewable Electricity Generation	REG-P8	Amend Policy REG-P8 as follows: Require sensitive activities to be designed and located to avoid to the extent possible, or otherwise mitigate, reverse sensitivity effects on existing or consented community scale and largescale renewable electricity generation activities.	Support	Allow	tautoko
FS196.186	Top Energy Limited	S483.089	Renewable Electricity Generation	REG-P9	Delete Policy REG-P9	Support	Allow	tautoko
FS196.187	Top Energy Limited	S483.093	Renewable Electricity Generation	Policies	Include a new policy as follows (or to the same effect): REG – PX Enable activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation	Support	Allow	tautoko
FS196.188	Top Energy Limited	S483.093	Renewable Electricity	Policies	Include a new policy as follows (or to the same effect):	Support	Allow	

Generation

REG – PX

Enable activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation

FS196.189	Top Energy Limited	S483.097	Renewable Electricity Generation	REG-R3	Amend Rule REG-R3 to apply to all zones consistently.	Support	Allow	tautoko
FS196.190	Top Energy Limited	S483.098	Renewable Electricity Generation	REG-R4	Amend Rule REG-R4 to apply to all zones consistently.	Support	Allow	tautoko
FS196.191	Top Energy Limited	S483.099	Renewable Electricity Generation	REG-R5	Amend Rule REG-R5 to apply to all zones consistently.	Support	Allow	tautoko
FS196.192	Top Energy Limited	S483.100	Renewable Electricity Generation	REG-R6	Amend Rule REG-R6 to apply to all zones consistently.	Support	Allow	tautoko
FS196.193	Top Energy Limited	S483.101	Renewable Electricity Generation	Rules	Insert new restricted discretionary rule as follows (or to the same effect): REG – RX Large scale solar renewable electricity generation activity Activity status: Restricted discretionary Matters of discretion are restricted to: a. adverse visual amenity effects resulting from the scale of the buildings or structures and whether landscaping can effectively manage any such effects b. adverse effects on the natural character of the site or surrounding area c. adverse noise effects on adjoining properties	Support	Allow	

d. adverse effects on transportation network resulting from construction traffic

e. adverse effects on adjoining properties or the wider catchment resulting from stormwater runoff

FS196.194	Top Energy Limited	S483.102	Renewable Electricity Generation	Rules	Insert new rule (inferred) as follows (or to the same effect): REG-RX Renewable energy generation investigation activity. Permitted Where: PER 1 Any building or structure located above ground associated with the investigation activity does not exceed a GFA of 25m² PER 2 Any building or structure can comply with the height, setback, height in relation to boundary performance standards of the underlying zone.	Support	Allow	tautoko
FS196.195	Top Energy Limited	S483.103	Transport	Objectives	Amend the transport provisions to provide for objectives, policies and rules that enable the operation, maintenance, repair and upgrading the appropriate provision of infrastructure within the transport network, in particular the roading corridor.	Support	Allow	tautoko
FS196.196	Top Energy Limited	S483.105	Transport	Rules	Amend the transport provisions to provide for objectives, policies and rules that enable the operation, maintenance, repair and upgrading the appropriate provision of infrastructure within the transport network, in particular the roading corridor.	Support	Allow	

FS196.197	Top Energy Limited	S483.107	Transport	Policies	<p>Insert a new policy in the Transport Chapter as follows (or wording to the same effect):</p> <p>Recognise and provide for other infrastructure by enabling the operation, maintenance, repair and upgrading of infrastructure in the transport network as a permitted activity</p>	Support	Allow
FS196.198	Top Energy Limited	S483.108	Transport	Rules	<p>Insert a new rule in the Transport Chapter making the operation, maintenance, repair and upgrading of electricity and telecommunications infrastructure a permitted activity.</p>	Support	Allow
FS196.199	Top Energy Limited	S483.110	Natural hazards	Objectives	<p>Insert new objective as follows (or to the same effect):</p> <p>Operation, maintenance, repair and upgrade of existing infrastructure is enabled to ensure a resilient and reliable network.</p>	Support	Allow
FS196.200	Top Energy Limited	S483.111	Natural hazards	NH-P10	<p>Amend Policy NH-P10 as follows:</p> <p>Provide for the operation, maintenance, and minor upgrading of existing infrastructure in identified natural hazard areas.</p>	Support	Allow
FS196.201	Top Energy Limited	S483.113	Natural hazards	NH-R1	<p>Amend Rule NH-R1 as indicated below to provide for maintenance, repair of upgrading of infrastructure in 1 in 10 year floods as indicated in submission.</p>	Support	Allow
FS196.202	Top Energy Limited	S483.114	Natural hazards	NH-R1	<p>Amend Rule NH-R1 as follows (or the same effect):</p> <p>NH-R1 Maintenance repair, or upgrading of infrastructure, including structural mitigation assets</p> <p>1 in 100 Year River Flood Hazard Areas</p> <p>1 in 10 year River Flood Hazard Areas</p>	Support	Allow

Activity status: Permitted

Where:

PER-1

The works are located in a 1 in 10 Year River Flood hazard area

1. There is no increase to the footprint of any above ground infrastructure; and

2. Any works to maintain, repair or upgrade infrastructure do not alter or divert an overland flow path; and

3. Ground is reinstated to the equivalent state that existed prior to the works

PER-2

The works are located in a 1 in 100 Year River Flood hazard area

1. Any works to maintain, repair or upgrade infrastructure do not result in an increase of footprint or GFA by more than 10m²; and

2. Any works to maintain, repair or upgrade infrastructure do not alter or divert an overland flow path; and

3. Ground is reinstated to the same ground level that existed prior to the works.

PER-3

Ground is reinstated to the equivalent state that existed prior to the works

FS196.203	Top Energy Limited	S483.115	Natural hazards	NH-R3	Insert a new permitted rule for new infrastructure in the 1 in 100 Year Flood hazard zone as follows (or to the same effect): NH-RX New network utilities 1 in 100 Year River Flood hazard areas	Support	Allow	Electricity is an essential service and this submission and other preceding ones are supported to enable the provision of a resilient and reliable electricity supply
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Activity status permitted

Where :

PER-1

Any building or structure associated with the new network utility is one of the following:

1.Underground; or

2.Has a footprint that is less than 100m²:

PER -2

Any building or structure associated with the new network utility is not located within or does not alter or divert an overland flow path.

Activity status where compliance with PER -1 and PER 2 is not achieved: Restricted Discretionary

Matters of discretion are restricted to:

a. the effects of flood hazards on the integrity of the building or structure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004;

b. the effects of the building or structure on overland flow paths and flooding on surrounding sites; and

c. the extent to which the risk to people and property from the flood hazard is avoided or managed.

FS196.204	Top Energy Limited	S483.119	Hazardous substances	Rules	Delete rules for hazardous substances in the PDP.	Support	Allow	is sensible and will be consistent with WDC plans
FS196.205	Top Energy Limited	S483.128	Notable trees	NT-01	Amend Objective NT-01 as follows:	Support	Allow	

Notable Trees and groups of trees which contribute to the botanical, ecological, historical, cultural or amenity value of the District are identified and protected, **while enabling the safe and efficient use, development, maintenance, operation, repair and upgrading of infrastructure and network utilities.**

FS196.206	Top Energy Limited	S483.129	Notable trees	NT-P2	Amend Policy NT-P2 as follows: Enable the pruning and trimming of branches on Notable Trees where the works will: a. retain or improve the health of the notable tree; and b. allow the regular maintenance pruning of the notable tree; or c. will improve public safety, or prevent damage to property or infrastructure; or d. Enable the safe and efficient use and operation of infrastructure or network utilities. e. control any other maintenance works to ensure that the works will: i. maintain the health, form and shape of the tree; and ii. be supervised or undertaken by a suitably qualified and experienced arborist.	Support	Allow
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FS196.207	Top Energy Limited	S483.130	Notable trees	NT-P3	Amend Policy NT-P3 as follows: Only allow activity, infrastructure and-or development within the root zone area of a notable tree or group of trees where: a. it is demonstrated that the activity, infrastructure and-or development will not be detrimental to the long-term health and significance of the tree or group of trees; and or	Support	Allow
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b. there is a functional or operational need for the **activity, infrastructure or** development to occur within the root protection area and there are no other practical alternative locations.

FS196.208	Top Energy Limited	S483.132	Notable trees	NT-P5	Amend point a of Policy NT-P5 as follows: a. there is an imminent threat to the safety of people and property, or to the safe and efficient use and operation of infrastructure or network utilities; or	Support	Allow	
FS196.209	Top Energy Limited	S483.135	Notable trees	NT-R2	Amend PER-1 of Rule NT-R2 and insert new requirement as follows (or to the same effect): Activity status: Permitted Where: PER-1 The maximum branch diameter must not exceed 520 mm at severance... PER-X If the pruning or trimming is required as emergency tree works, PER-1-6 above do not apply.	Support	Allow	
FS196.210	Top Energy Limited	S483.137	Notable trees	NT-R4	Amend Rule NT-R4 to delete PER-2 and PER-3., being PER-2 The works must be undertaken or supervised by a person that complies with NT-S1 Qualified Arborist – Level 4. PER-3 Council is advised 14 days prior to the work commencing and is provided with written documentation by the arborist undertaking or supervising that they	Support	Allow	support to avoid unnecessary bureaucracy

have the qualifications required by
NT-52 Qualified Arborist - Level 6

FS196.211	Top Energy Limited	S483.139	Notable trees	NT-R8	Amend NT-R8 as follows (or to the same effect): Removal or relocation of a notable tree Activity status: Discretionary Permitted Where: PER-1 The removal is required as emergency tree works. Activity status where compliance not achieved: Not applicable Discretionary	Support	Allow	
FS196.212	Top Energy Limited	S483.145	Ecosystems and indigenous biodiversity	Objectives	Insert additional objectives that recognise the need for the location of new infrastructure within areas containing indigenous biodiversity where there is an operational and functional need, and any adverse effects are adequately managed. Insert additional objective that provides for the operation, maintenance repair and upgrading of infrastructure within areas of indigenous biodiversity.	Support	Allow	otherwise many areas would not have a RELIABLE electricity supply
FS196.213	Top Energy Limited	S483.146	Ecosystems and indigenous biodiversity	Policies	Insert additional policies that recognise the need for the location of new infrastructure within areas containing indigenous biodiversity where there is an operational and functional need, and any adverse effects are adequately managed. Insert additional policy that provides for the operation, maintenance repair and upgrading of infrastructure within areas of indigenous biodiversity.	Support	Allow	

FS196.214	Top Energy Limited	S483.147	Ecosystems and indigenous biodiversity	Rules	Amend rules to allow the suitable provision of new infrastructure where there is an operational and functional need, and the ongoing operation, maintenance, repair and upgrading of infrastructure within areas of indigenous biodiversity.	Support	Allow	remember indigenous vegetation covers close to 50% of the District
FS196.215	Top Energy Limited	S483.154	Natural character	NATC-R1	Amend Rule NATC – R1 as follows: PER-1 The building or structure, or extension or alteration to an existing building or structure on wetland, lake and river margins is not located within an ONL or ONF. PER-2 The building or structure, or extension or alteration to an existing building or structure on wetland, lake and river margins is required for: 1... 4. a post and wire fence for the purpose of protection from farm stock, or 5. river crossings, including but not limited to, fords, bridges, stock crossings and culvert crossings, or 6. activities related to the construction of river crossings, or 7. pumphouses utilised for the drawing of water provided they cover less than 25m ² in area, or 8. maintenance, repair, operation or upgrading of network utilities where the works are permitted by the Infrastructure Chapter I-R3.	Support	Allow	
FS196.216	Top Energy Limited	S483.157	General	General / Plan Content / Miscellaneous	Amend to provide clarity around interrelationship between chapters.	Support	Allow	this is important. FNDC with it's extensive knowledge should not rel on catch all tricks
FS196.217	Top Energy Limited	S483.158	Natural features and	NFL-R1	Amend PER-1 and PER-2 of Rule NFL-R1 as a follows (or to the same	Support	Allow	provides for an essential service

landscapes

effect));

.“PER-1

If a new building or structure is located outside **or inside** the coastal environment it is:

1.ancillary to farming (excluding a residential unit) **or a network utility;**

2.no greater than 25m².

~~PER-2~~

~~If a new building or structure is located within the coastal environment it is:~~

~~1. ancillary to farming (excluding a residential unit);~~

~~2. no greater than 25m².~~

FS196.218

Top Energy Limited

S483.160

Natural features and landscapes

Rules

Insert a new rule as follows (or to the same effect));

Support

Allow

NFL-RX Upgrade of electricity network utilities

Activity Status: Permitted

Where:

PER - 1

The upgrade of electricity network utility structures or buildings:

1. is within 5m of the existing alignment location of the original structure or building;

2.does not increase the gross floor area by more than 30 percent in a 10-year period if it is a building;

3.complies with the zones permitted setback standards if it is a building;

4.does not result in pole or tower height that exceeds 25m above ground level;

5.does not result in more than two additional poles;

6.does not result in additional towers; and

7.any additional cross arms do not exceed a length of more than 4m.

FS196.219	Top Energy Limited	S483.173	Coastal environment	CE-R2	Retain Rule CE-R2	Support	Allow
FS196.220	Top Energy Limited	S483.174	Coastal environment	Rules	<p>Insert a new rule as follows:</p> <p>CE-RX Upgrade of electricity network utilities</p> <p>Activity Status: Permitted</p> <p>Where:</p> <p>PER - 1</p> <p>The upgrade of electricity network utility structures or buildings:</p> <p>1. is within 5m of the existing alignment location of the original structure or building;</p> <p>3. does not increase the gross floor area by more than 30 percent in a 10-year period if it is a building;</p> <p>4. complies with the zones permitted setback standards if it is a building;</p> <p>5. does not result in pole or tower height that exceeds 25m above ground level;</p> <p>6. does not result in more than two additional poles;</p> <p>7. does not result in additional towers;</p> <p>8. any additional cross arms do not exceed a length of more than 4m.</p>	Support	Allow

FS196.221	Top Energy Limited	S483.175	Coastal environment	CE-R3	Amend PER 1 of Rule CE-R3 as follows (or to the same effect) to provide for earthworks and vegetation clearance associated with upgrades of infrastructure as a permitted activity. PER-1 The earthworks or indigenous vegetation clearance is: 1.required for repair or maintenance permitted under CE-R2 Repair or Maintenance;; or 2.required to provide for safe and reasonable clearance for existing overhead power lines;; or 3.necessary to ensure the health and safety of the public;; or f.for biosecurity reasons;; or 5.for the sustainable non-commercial harvest of plant material for rongoā Māori;; or 6.Required for the upgrade of network utilities where the works are permitted by CE-RX	Support	Allow	
FS196.222	Top Energy Limited	S483.178	Earthworks	EW-R7	Delete Standard EW-S1 from Rule EW-R7	Support	Allow	Sensible alignment with Regional planning
FS196.223	Top Energy Limited	S483.181	Noise	NOISE-O2	Amend Objective NOISE – O2 as follows: New noise sensitive activities are designed and/or located to minimise conflict with (and avoid reverse sensitivity effects on) existing lawfully established noise generating activities.	Support	Allow	
FS196.224	Top Energy Limited	S483.182	Noise	NOISE-P2	Amend Policy NOISE – P2 as follows, to achieve better alignment with the RPS objective 3.6 and policy 5.1.1: Ensure noise sensitive activities ... having regard to:	Support	Allow	

a. any existing **lawfully established** noise generating activities and the level of noise that will be received within any noise sensitive building;

b. the need to avoid any reverse sensitivity effects on lawfully established noise generating activities.

c. the primary purpose ...

d. the ability to design ...

FS196.225	Top Energy Limited	S483.183	Noise	Notes	Amend Note 8 as follows: 8. the use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities	Support	Allow	
FS196.226	Top Energy Limited	S483.186	General	General / Plan Content / Miscellaneous	Amend to clarify which rules take precedence, or where users should be directed to refer to the relevant notes within the relevant Chapter.	Support	Allow	
FS196.227	Te Rūnanga Ā Iwi O Ngāpuhi	S498.014	General	General / Plan Content / Miscellaneous	Amend any plan provisions requiring specific consideration of adverse effects, either by deleting the word "adverse" by adding equal references to positive and cumulative effects.	Support in part	Allow in part	Support in so far as the requested relief does not conflict with my previous submissions
FS196.228	Royal Forest and Bird Protection Society of New Zealand	S511.102	Coastal environment	CE-R8	Retain CE-R8	Oppose	Disallow	submitter's request is unreasonable. the district has many roads in coastal areas that need maintenance. A well maintained road and rip rap lined side drains reduce sediment that otherwise would significantly contaminate the environment. Good quarry rock deposits are not common and cannot be needlessly sterilised.

FS196.229	Fire and Emergency New Zealand	S512.018	Transport	TRAN-Table 9	Amend table provisions to align with SNZ PAS 4509:2008 by including: <ul style="list-style-type: none"> • a minimum carriageway width of 4.0m • a minimum height clearance of 4.0m • gradient shall not exceed 16% • accessway surfaces must be able to take the weight of a 20 tonne truck 	Support in part	Allow in part	i object to the Fire Service imposing a 1:6 gradient on private roads. This would make access to many properties very expensive and raises the question about the suitability or otherwise of NZFS's fire appliances for Far North conditions.
FS196.230	Ngā Tai Ora - Public Health Northland	S516.020	Urban Form and Development	SD-UFD-O3	Amend Objective SD-UFD-O3 as follows: Adequate development infrastructure in place or planned to meet the anticipated demands for housing and business activities. Ensure that efficient and effective onsite and reticulated infrastructure is provided in a sustainable manner.	Oppose	Disallow	This requirement would knock out most papakainga developments and many smaller subdivisions that are self sustainable
FS196.231	Ngā Tai Ora - Public Health Northland	S516.019	Urban Form and Development	SD-UFD-O2	Retain Objective SD-UFD-O2	Support in part	Disallow in part	how does papakainga fit into this monocultural setting?
FS196.232	Ngā Tai Ora - Public Health Northland	S516.008	General approach	Applications Subject to Multiple Provisions	Delete the following text from "Applications Subject to Multiple Provisions" (or to similar effect): ...Some of the Overlay chapters only include rules for certain types of activities (e.g. natural character, natural features and landscapes or coastal environment). If your proposed activity is within one of these overlays, but there are no overlay rules that are applicable to your activity, then your activity can be treated as a permitted activity under the Overlay Chapter unless stated otherwise. Resource consent may still be required under other Part 2: District-wide Matters chapters and/or Part 3: Area-Specific chapters (including the underlying zone): And amend all relevant overlay	Oppose	Disallow	I am concerned that some apparently detached planner can make theoretical suggestions from afar that, if implemented would have a profound effect on those living in the Far North District

chapters as necessary to insert rules for "Activities not otherwise listed in this chapter" consistent with zone chapters.

FS196.233	Ngā Tai Ora - Public Health Northland	S516.003	General	General / Plan Content / Miscellaneous	Amend the District Plan to consider including mandatory setbacks for sensitive activities from unsealed rural roads, or other methods that are not cost prohibitive for property owners but can address the significant adverse health effects associated with this issue	Support	Allow	very sensible suggestion
FS196.234	Ngā Tai Ora - Public Health Northland	S516.038	Transport	Rules	<p>Insert the following objectives, policies and rules into either the Transport Chapter or relevant zone chapters:</p> <p>Objective: Manage the risk from unsealed roads to public health.</p> <p>Policy: To ensure sensitive activities are appropriately setback from unsealed roads to reduce the adverse effects to public health from the exposure to dust.</p> <p>Rule</p> <p>XXX Sensitive Activity:</p> <p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1 The sensitive activity is setback at least 20m from any unsealed road.</p> <p>Activity status where compliance is not achieved: Discretionary</p>	Support	Allow	
FS196.235	Ngā Tai Ora - Public Health Northland	S516.038	Transport	Rules	<p>Insert the following objectives, policies and rules into either the Transport Chapter or relevant zone chapters:</p> <p>Objective: Manage the risk from unsealed roads to public health.</p> <p>Policy: To ensure sensitive activities are appropriately setback</p>	Support	Allow	activity breach should be restricted discretionary

from unsealed roads to reduce the adverse effects to public health from the exposure to dust.

Rule

XXX Sensitive Activity:

Activity Status: Permitted

Where:

PER-1 The sensitive activity is setback at least 20m from any unsealed road.

Activity status where compliance is not achieved: Discretionary

FS196.236	Ngā Tai Ora - Public Health Northland	S516.037	Transport	Policies	Insert the following objectives, policies and rules into either the Transport Chapter or relevant zone chapters: Objective: Manage the risk from unsealed roads to public health. Policy: To ensure sensitive activities are appropriately setback from unsealed roads to reduce the adverse effects to public health from the exposure to dust. Rule XXX Sensitive Activity: Activity Status: Permitted Where: PER-1 The sensitive activity is setback at least 20m from any unsealed road. Activity status where compliance is not achieved: Discretionary	Support in part	Allow in part	activity breach should be restricted discretionary
FS196.237	Ngā Tai Ora - Public Health Northland	S516.036	Transport	Objectives	Insert the following objectives, policies and rules into either the Transport Chapter or relevant zone chapters: Objective: Manage the risk from unsealed roads to public health.	Support in part	Allow in part	activity breach should be restricted discretionary

Policy: To ensure sensitive activities are appropriately setback from unsealed roads to reduce the adverse effects to public health from the exposure to dust.

Rule

XXX Sensitive Activity:

Activity Status: Permitted

Where:

PER-1 The sensitive activity is setback at least 20m from any unsealed road.

Activity status where compliance is not achieved: Discretionary

FS196.238	Elbury Holdings	S519.041	Rural production	RPROZ-S3	Amend RPROZ-S3 as follows: '1. on sites less than 5,000m2 accessory buildings can be setback to a minimum of 3m 5m for boundaries that do not adjoin a road;...3. habitable buildings must be setback at least 30m 20m from the boundary of an unsealed road.' (inferred)	Support	Allow	makes good sense
FS196.239	Elbury Holdings	S519.047	General	General / Process	Enable the community to achieve desirable outcomes the way they see it, not in a way dictated by a bunch of bureaucrats in Wellington who have probably never been here, experience the way our community works and certainly not walked on our land. Facilitate, don't force and don't put bureaucratic deterrents in place.	Support	Allow	I hope all the quango submitters note this well
FS196.240	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	S521.017	Subdivision	Rules	Amend PDP to include objectives, policies and rules/standards that require best practice environmentally sustainable techniques for new developments, including - <ul style="list-style-type: none"> Permeable materials wherever feasible for surfaces such as driveways, paths etc. 	Support in part	Allow in part	i support all this submission with the exception of the word 'best', it should be changed to 'good'. GOOD INFERS PROVEN, EFFECTIVE SYSTEMS

- Best practice for lowest environmental impact and water sensitive designs, requiring greywater recycling techniques and other technologies to ensure efficient use of water, rain storage tanks for properties connected to a public water supply, additional water storage for buildings that rely solely on roof water (to cope with drought), and other measures
- Renewable energy technologies and energy-efficient technologies, and similar requirements that foster improved environmental design/technologies and lower lifecycle climate impacts
- Specified area (percentage) of tree canopy cover and green corridors should be required within new subdivisions. These will be increasingly important for shade/cooling for buildings and pedestrians in future.

FS196.241	Elbury Holdings	S541.001	Subdivision	SUB-S1	Amend allotment sizes for properties (or parts thereof) that do not consist of highly productive land. Reconsider allotment sizes, perhaps with a limited number of allotments of a minimum of 8000sqm or 1ha, then 4ha generally after that. Consequential amendments to RPROZ-R3 Residential activity and SUB-R7 Management plan subdivision.	Support	Allow	I support in principle
FS196.242	Nicole Wooster	S259.006	Ecosystems and	Rules	Amend SNA classification in submitter's location to not include areas of manuka and kanuka that do	Support	Allow	tautoko

			indigenous biodiversity		not contain any significant fauna. Different rules should apply to manuka and kanuka in this type of location due to this. If this is supported, the general vegetation clearancerules should also apply for a reasonable level of clearance allowed as a permitted activity for this type of situation.			
FS196.243	Summit Forests New Zealand Limited	S148.035	Planning maps	Coastal Environment	Delete any areas of existing plantation forestry from the coastal environment overlay mapping.	Support	Allow	
FS196.244	Nicole Wooster	S259.023	Planning maps	Coastal Environment	Amend rules to provide for road upgrades as a permitted activity (inferred from submission), or alter the location of the coastal environment mapping to not include the road (also see S259.022)	Support	Allow	this is a ubiquitous matter. i support the principle of the submitter requests
FS196.245	PF Olsen Limited	S91.012	Planning maps	Outstanding Natural Landscape	Delete any areas of plantation forest from the Outstanding Natural Landscapes overlay mapping.	Support	Allow	tautoko